

PB# 92-35

**Suburban Homes
(LLC)**

61-1-18.2

SUBURBAN HOMES - LOT LINE CHANGE #92-35
(GOODWIN SUB) (BIAGINI)

Approved 11-3-92

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

12864

Received of Park Road Construction Corp Sept 3 1992
Fifty and 00/100 DOLLARS
For P.B. #92-35 Application Fee

FUND	CODE	AMOUNT
<u>CP# 1578</u>		<u>50.00</u>

By Pauline H. Townsend
Town Clerk
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

12865

Received of Town Clerk Sept 3 1992
One Hundred fifty and 00/100 DOLLARS
For P.B. #92-35 Park Road Construction Corp
DISTRIBUTION: Escrow

FUND	CODE	AMOUNT
<u>CP# 1579</u>		<u>150.00</u>

By Julie
Cyphel
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

12955

Received of Park Road Construction Corp October 23 1992
One Hundred and 00/100 DOLLARS
For Planning Board Approval Fee #92-35

FUND	CODE	AMOUNT
<u>CP# 1638</u>		<u>\$100.00</u>

By Pauline H. Townsend
Town Clerk
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board
Town Hall
555 Union

NO. 92-35

FUND	CODE	AMOUNT
CP# 1578		50.00

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By Pauline H. Townsend
Town Clerk
 Title

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12550

GENERAL RECEIPT

12865

Sept 3 1992

Received of Town Clerk \$ 150.00
One Hundred fifty and 00/100 DOLLARS
 For P.B. #92-35 Park Road Construction Corp
 DISTRIBUTION: Escrow

FUND	CODE	AMOUNT
CP# 1579		150.00

By Pauline
Capitoli
 Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12550

GENERAL RECEIPT

12955

October 23 1992

Received of Park Road Construction Corp \$ 100.00
One Hundred and 00/100 DOLLARS
 For Planning Board Approval Fee #92-35
 DISTRIBUTION:

FUND	CODE	AMOUNT
CP# 1638		\$100.00

By Pauline H. Townsend
Town Clerk
 Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board
 Town Hall
 555 Union Ave.
 New Windsor, N.Y. 12550

NO. 92-35

November 17, 1992

RECEIVED FROM Park Road Construction
Thirteen 00/100 DOLLARS

Addition to Escrow for outside fees

Account Total \$ 13.00

Amount Paid \$ 13.00

Balance Due \$ -0-

M. Mason, Secy. for P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Eng fee: \$110.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/17/92

PAGE: 1

LISTING OF PLANNING BOARD FEES
Escrow

FOR PROJECT NUMBER: 92-35

NAME: LOT LINE CHANGE RELATING TO GOODWIN SUBDIVISION
APPLICANT: SUBURBAN HOMES OF ORANGE COUNTY, INC.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/03/92	LOT LINE ESCROW	PAID		150.00	
09/23/92	P.B. ATTY. FEES	CHG	35.00		
09/23/92	P.B. MINUTES	CHG	18.00		
11/03/92	P.B. ENG. FEE	CHG	110.00		
11/17/92	ADDITION TO ESCROW	PAID		13.00	
		TOTAL:	163.00	163.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/17/92

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 92-35

NAME: LOT LINE CHANGE RELATING TO GOODWIN SUBDIVISION
APPLICANT: SUBURBAN HOMES OF ORANGE COUNTY, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/03/92	PLANS STAMPED	APPROVED
09/23/92	P.B. APPEARANCE . CHANGE NOTE TO READ: LAND CONVEYED FROM LOT 2 TO LOT 1	CHANGE NOTE ON PLAN
09/23/92	P.B. APPEARANCE CON'T . APPROVED UPON CHANGING NOTE ON PLAN	LA/ND: APPR. CONDIT.
05/05/92	WORK SESSION APPEARANCE . CHECK WITH ATTORNEYS AS TO WHAT PAPERWORK IS NEEDED-SUBMIT	CHECK WITH ATTORNEYS
02/06/90	WORK SESSION APPEARANCE	REVISE & RETURN
10/17/89	WORK SESSION APPEARANCE	RETURN TO W.S.

LOT LINE CHANGE FEES - TOWN OF NEW WINDSOR

APPLICATION (INCL. LOT LINE CHANGE):

LOT LINE CHANGE APPLICATION FEE \$ 50.00

ESCROW (\$150.00 - \$400.00) \$ 150.00

APPROVAL FEES: (LOT LINE CHANGE)

PRE-PRELIMINARY PLAT APPROVAL.....\$ 25.00

PRELIMINARY PLAT APPROVAL.....25.00

FINAL APPROVAL.....50.00

TOTAL APPROVAL FEES L.L.CHG.....\$100.00

Pd

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES:\$ 110.00

PLANNING BOARD ATTORNEY FEES:\$ 35.00

MINUTES OF MEETINGS\$ 18.00

OTHER\$ _____

TOTAL TO BE DEDUCTED FROM ESCROW: \$ 163.00

*Amt. Due:
\$13.00*

*7/17/92 Pd CK 1754
\$ 13.00*

RESULTS OF P.B. MEETING

DATE: September 23, 1992

PROJECT NAME: Suburban Homes L.L.C. PROJECT NUMBER 92-35

LEAD AGENCY: 9/23/92 NEGATIVE DEC: 9/23/92

PUBLIC HEARING: _____

DISCUSSION:

Change note

SEND TO ORANGE CO. PLANNING: No 9/23/92

DISAPPROVED AND REFERRED TO Z.B.A.: YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVED _____ APPROVED CONDITIONALLY ✓ 9/23/92

NEED NEW PLANS: YES _____ NO _____

REASON FOR NEW PLANS OR CONDITIONS OF APPROVAL: _____

Correct note on plan conveying from lot 1
to lot 2

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550TO Frances Roth 389 Morris Hill Rd DR.
New Windsor, NY 12553

DATE			CLAIMED	ALLOWED
9/23/92	Planning Board Meeting	✓	75 00	
	Misc - 2 - Paul	✓	9 00	
	Walters - 1	✓	4 50	
2-27	NW Golf Club - 8	✓	36 00	
2-32	Kelly - 9	✓	40 50	
2-35	Suburban - 4	✓	18 00	
70-31	C&R - 3	✓	13 50	
	Mt Airy - 2	✓	9 00	
90-14	Herengold - 16	✓	72 00	
		✓	277 50	

Frances Roth
9/30/92

ANDREW S. KRIEGER
ATTORNEY AT LAW
219 QUASSAICK AVENUE
SQUIRE SHOPPING CENTER, SUITE 3
NEW WINDSOR, NEW YORK 12553

(914) 562-2333

July 10, 1992

Mrs. Myra L. Mason
Secretary, New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12553

Re: Prager v. Ryan Subdivision of Goodwin
87-15

Dear Mrs. Mason:

It is my understanding that Mr. Biagini has been advised that the matter cannot be placed on the Planning Board Agenda until he obtains proxies from both of the homeowners, i.e. the Ryans and the Pragers. It is also my understanding that he has already obtained proxies from the Ryans but that the Pragers will not give him a proxy. In view of the foregoing, I suggest that this matter be placed on the Planning Board agenda, and that the Prager's attorney, Ellen B. Holtzman of 101 N. Middletown Road, Nanuet, NY 10954 be advised of the date.

In order for the Planning Board to act upon the requested lot line change, it will be necessary for the homeowners involved to consent. Apparently the Pragers prefer to be present at this proceeding in person.

The Pragers are particularly concerned with the location of the utility poles. The utility pole location will be as it appears on the most recent site map approved by the Planning Board. If the Planning Board approves the requested lot line change, then the utility pole location will be as it is depicted on that approved map. It is not the practice of the New Windsor Planning Board to grant pre-approval approval of any part of a proposed site plan. Any approvals granted by the Planning Board will be done after application and hearing, not before.

Please advise me if there is any reason other than the failure of the Pragers to execute a proxy, that this matter cannot be placed on the Planning Board's agenda.

Thank you.

Very truly yours,


ANDREW S. KRIEGER

Ellen B. Holtzman

ATTORNEY AT LAW

101 NORTH MIDDLETOWN ROAD
NANUET, NEW YORK 10954
(914) 627-0127

July 14, 1992

Andrew S. Krieger, Esq.
219 Quassaick Avenue
Squire Shopping Center, Suite 3
New Windsor, New York 12553

Re: Prager v. Ryan

Dear Mr. Krieger:

Before sending a letter to the Planning Board regarding my clients, it would have been appropriate for you to ascertain the facts. Mr. & Mrs. Prager have never refused to sign the Proxy. However, prior to signing same - which will give Mr. Biagini the authority to act on their behalf - they requested documentation of the fact that his representation would be accurate. To date, I have received a copy of the revised site plan but have received absolutely no response to my request regarding the utility poles.

Based on your statements to Ms. Mason, to wit: "If the Planning Board approves the requested lot line change, then the utility pole location will be as it is depicted on that approved map", I will advise Mr. and Mrs. Prager to sign the proxy. In the interim, I anticipate your immediate clarification of the misrepresentations contained in the letter to Ms. Mason, such clarification to be in writing, a copy to me.

I cannot emphasize how absolutely distressed I was to read your letter. A simple phone call to my office would have prevented a potentially explosive situation. I don't have to tell you how upset the Pragers are that the Planning Board is being given inaccurate information which reflects negatively on them.

Your prompt attention to this matter is expected.

Very truly yours,


Ellen B. Holtzman

EBH/bc

cc: Bart & Ellen Prager
Mrs. Myra L. Mason ✓

ANDREW S. KRIEGER
ATTORNEY AT LAW
219 QUASSAICK AVENUE
SQUIRE SHOPPING CENTER, SUITE 3
NEW WINDSOR, NEW YORK 12553

(914) 562-2333

July 23, 1992

Myra Mason, Secretary
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12553

Re: Prager v. Ryan

Dear Myra:

The letter of Ellen B. Holtzman, Esq., dated July 4, 1992 (of which a copy was sent directly to you) indicates that Mr. and Mrs. Prager are upset and concerned that Mr. Biagini will not accurately represent them if he is given a proxy.

The best way for the Prager's to ensure that such representation is accurate is for them to appear at the Planning Board meeting or meetings at which this is discussed. Although it is not the normal practice of the Planning Board to give individual notice of meetings, I ask that in this case notice of any meeting at which any such application will be discussed be given to Ms. Holtzman. I ask that such notice be given regardless of whether or not a proxy is filed for representation of Mr. and Mrs. Prager.

The letter of Ms. Holtzman sets forth the reason or reasons for Mr. and Mrs. Prager's being upset. Regardless of these reasons, if Mr. Biagini is unable to obtain for any reason the proxy of Mr. and Mrs. Prager he should not be denied the opportunity to apply for a lot line change before the Planning Board in view of the pending litigation and special circumstances of this matter.

Please convey to the Chairman of the Board and the Board members my assurance that in this matter no characterization of or comment upon Mr. and Mrs. Prager was intended. Mr. and Mrs. Prager, through their attorney, should have an opportunity to

*S/B July 14, 1992
as per my conversation
with Nickulli from
Andy Krieger's office
for 8/28/92
myra*

Myra L. Mason
Town of New Windsor Planning Board

-2-

July 23, 1992

appear in front of the Planning Board at the appropriate time during the course of any such application and at that time will have the opportunity to present themselves and their position. It is not now and never has been my intent to characterize them or their position in any way but merely to allow them an opportunity to speak for themselves.

Very truly yours,

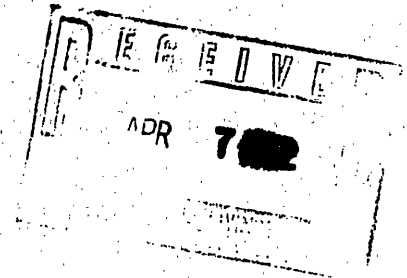
ANDREW S. KRIEGER

ASK:mmt

Encl.

cc:Ellen B. Holtzman, Esq.
McGuirk, Levinson, Zeccola,
Seaman, Reineke & Ornstein, P.C.

ANDREW S. KRIEGER
ATTORNEY AT LAW
219 QUASSACK AVENUE
SQUIRE SHOPPING CENTER, SUITE 3
NEW WINDSOR, NEW YORK 12553
(914) 562-2333



Town of New Windsor
555 Union Avenue
New Windsor, New York 12553

April 3, 1992

FOR PROFESSIONAL SERVICES RENDERED:

Re: Prager v. Town of New Windsor

12-6 receive and review letter of D. Tirschwell, Esq.,
12-10 letter from L. Felicissimo, Esq.,; 12-12 receive
and review letter of M. Sussman, Esq.,; 2-19 receive
and review letter of Marcos, Esq.,; 1-9-92 receive
and review letter of S. Zwillinger, Esq.,; 2-7 receive
and review letter of M. Sussman, Esq., letter to M.
Sussman, Esq., to M. Mason; 2-12 receive and review
letter of L. Felicissimo, Esq.,; 3-26 to M. Sussman,
Esq.,; 4-2 receive and review letter of M. Sussman,
Esq.,

Total time spent 2.5 hours x \$100.00 per hour

Total Fee

250.00

Thank you!

92-35

SEP - 3 1992

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, ~~HIGHWAY~~, REVIEW
FORM:

The maps and plans for the Site Approval Lot line adjustment
subdivision Suburban Homes of Ok Co. as submitted by
Gassick for the building or subdivision of
_____ has been
reviewed by me and is approved ✓
disapproved _____

If disapproved, please list reason I have no problem
with lot line adjustment

Fred S. [Signature]
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

9/25/92
DATE

92-35

SEP - 8 1992

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval
Subdivision as submitted by
 for the building or subdivision of
SUBURBAN HOMES has been
reviewed by me and is approved
disapproved

If disapproved, please list reason

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

10.26.92

DATE

CC: H.E

9-21-92

92-35

SEP - 3 1992

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____

as submitted by _____

Daniel P. Fano S.G. LS for the building or subdivision of _____

Suburban Homes of Orange Co.

has been _____

reviewed by me and is approved ✓

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is no town water in this area.

HIGHWAY SUPERINTENDENT _____

Steve D. D.

WATER SUPERINTENDENT _____

SANITARY SUPERINTENDENT _____

DATE _____

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 21 September 1992

SUBJECT: Suburban Homes of Orange County
Lot Line Adjustment

PLANNING BOARD REFERENCE NUMBER: PB-92-35

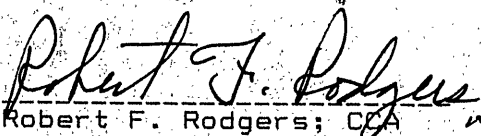
DATED: 3 September 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-055

A review of the above referenced lot line change plan was conducted on 18 September 1992.

This lot line change is approved.

PLANS DATED: 21 September 1992.


Robert F. Rodgers; CFA
Fire Inspector

RFR:mr
Att.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # -

WORK SESSION DATE: 5 May 1992 APPLICANT RESUB.
REQUIRED: Yes.

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Suburban Homes Yr Change (former Goodwin)
subdiv

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: Ed Biagini

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Lot-1 Preger
- Lot-2 Ryan
-

Ed Biagini to contact Andy, K re authorization
reg'd for two property owners?

1) App' signed by both?

2) Lawyers agreement

3) Preyer's

what?



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE *new*

TOWN OF New Windsor P/B # -
WORK SESSION DATE: 6 FEB '90 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes
PROJECT NAME: Biagini X Amended sub plan
PROJECT STATUS: NEW X OLD
REPRESENTATIVE PRESENT: Ed Biagini
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify) John Lagano

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- ~~rotation error~~ - (Goodwin Subdiv)
- need app / proxies; signatures on plan if possible
- Dave Levinson → Andy Krieger
copy of info on prologer closing.
- Da Y ref old app'd sub.
- power lines to be rebr - ch didn't want (may need release)
- correct conveyed to/ from
- return to W/S



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE *new*

TOWN OF N/W P/B # -
WORK SESSION DATE: 17 Oct 89 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Yes.
PROJECT NAME: 1/4 charge Lake Rd
PROJECT STATUS: NEW X OLD
REPRESENTATIVE PRESENT: Ed Binger
TOWN REPS PRESENT: BLDG INSP.
FIRE INSP. Rich H
ENGINEER
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Yanosh plan -
- Levinson to have letter
we will send to Rones
- deeds
- complete app -
Poss. next agenda

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project LOT LINE CHANGE OF
GOODWIN SUBDIVISION
2. Name of Applicant SUBURBAN HOMES OF O.C. INC. Phone 914-496-4124
Address P.O. Box 286 SALISBURY MILLS NY 12577
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record KERRY + HAROLD RYAN Phone 496-1885
Address 105 LAKE ROAD SALISBURY MILLS NY 12577
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan DAN YONASH L.S. Phone 914-361-4700
Address CIRCLEVILLE NY
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney DAVID LEVINSON Phone 928-9444
Address FALNIRIK AVE, CENTRAL VALLEY NY 10917
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting _____ Phone _____
(Name)
7. Location: On the WEST side of LAKE RD.
5000 feet SOUTH
of ROUTE 94
(Street) (Direction)
8. Acreage of Parcel 2.46 ACRES 9. Zoning District _____
LOT #1 1.66 LOT #2 .80
10. Tax Map Designation: Section 61 Block 1 Lot 18.2
11. This application is for LOT LINE CHANGE

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? _____

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Kerry Roberts
(Owner's Signature)

3rd day of September 1989 X [Signature]
(Applicant's Signature)

Leta L Jagielski
Notary Public

Pres. Sybil Bm HOMES OF O.C. INC.
(Title)

LETA L. JAGIELSKI
Notary Public - State of New York
Residing in Orange County
Commission Expires March 30, 1993
April

PROJECT I.D. NUMBER

617.21

SEQR

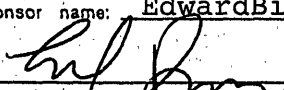
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Suburban Homes Of OC, Inc. E. Biagini	2. PROJECT NAME Goodwin Subdivision
3. PROJECT LOCATION: Lake Road, Town of New Windsor Municipality County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 105 Lake Road, Private Road intersecting with Lake road	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Lot Lot Changes from prior map	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Edward Biagini, Pres. Suburban Homes Date: 3/24/92	
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN § NYCRR, PART 617.12?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>If yes, coordinate the review process and use the FULL EAF.</p>
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN § NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity; noise levels; existing traffic patterns; solid waste production or disposal; potential for erosion, drainage or flooding problems? Explain briefly:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other Impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p> 	
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly</p>	

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- | | |
|--|---|
| Name of Lead Agency | |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (If different from responsible officer) |
| Date | |

X

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Kerry & Harold Ryan, deposes and says that he
resides at 105 LAKE ROAD
(Owner's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the owner in fee of 105 LAKE ROAD, SALISBURY
MILLS, TOWN OF NEW WINDSOR, TAX MAP

which is the premises described in the foregoing application and
that he has authorized EDWARD BIAVINI OF SUBURBAN HOMES
to make the foregoing application as described therein.

Date: 8/20/92

Kerry Ryan
(Owner's Signature)

Laura Carlotto
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

ECC162.1

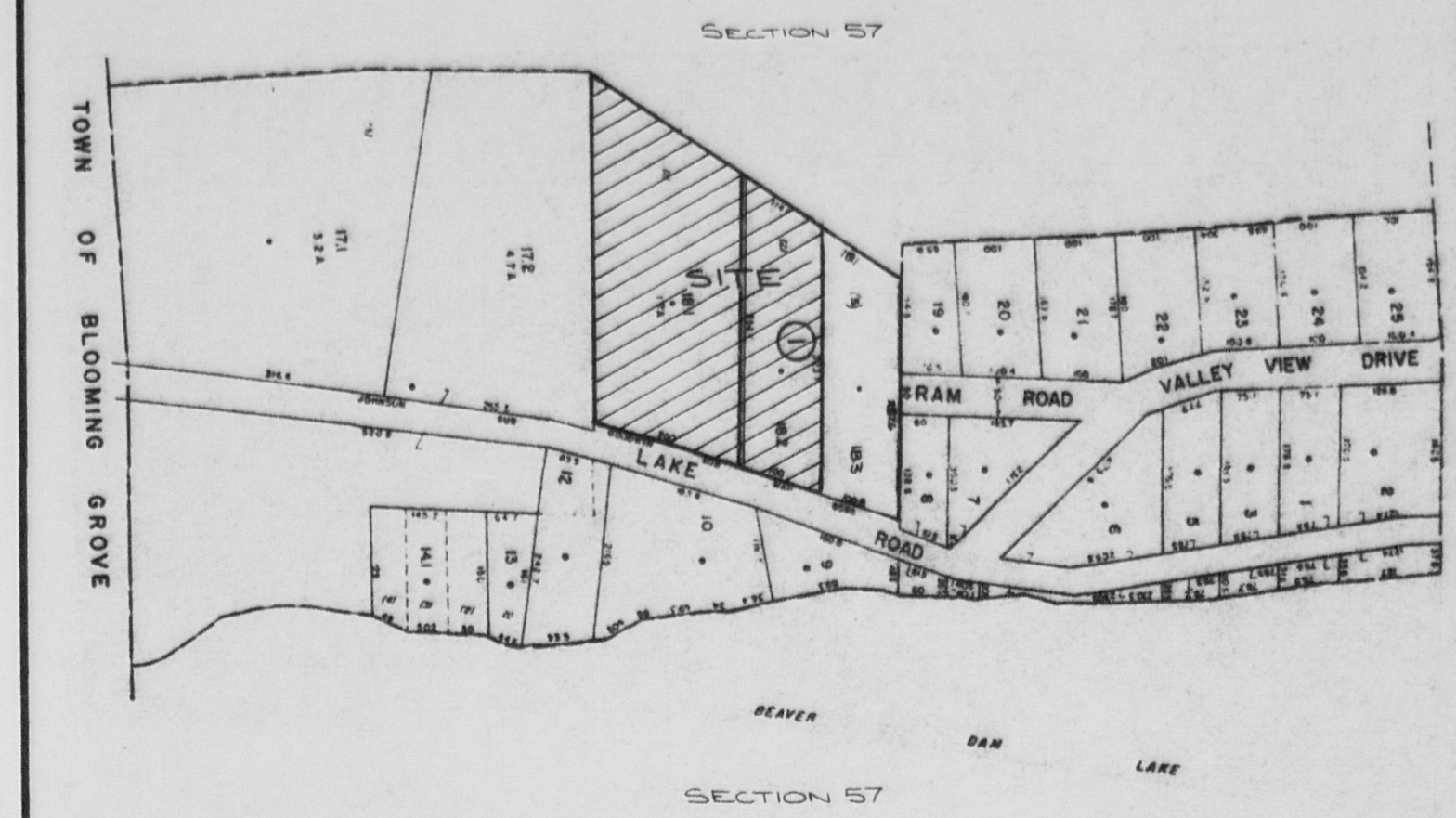
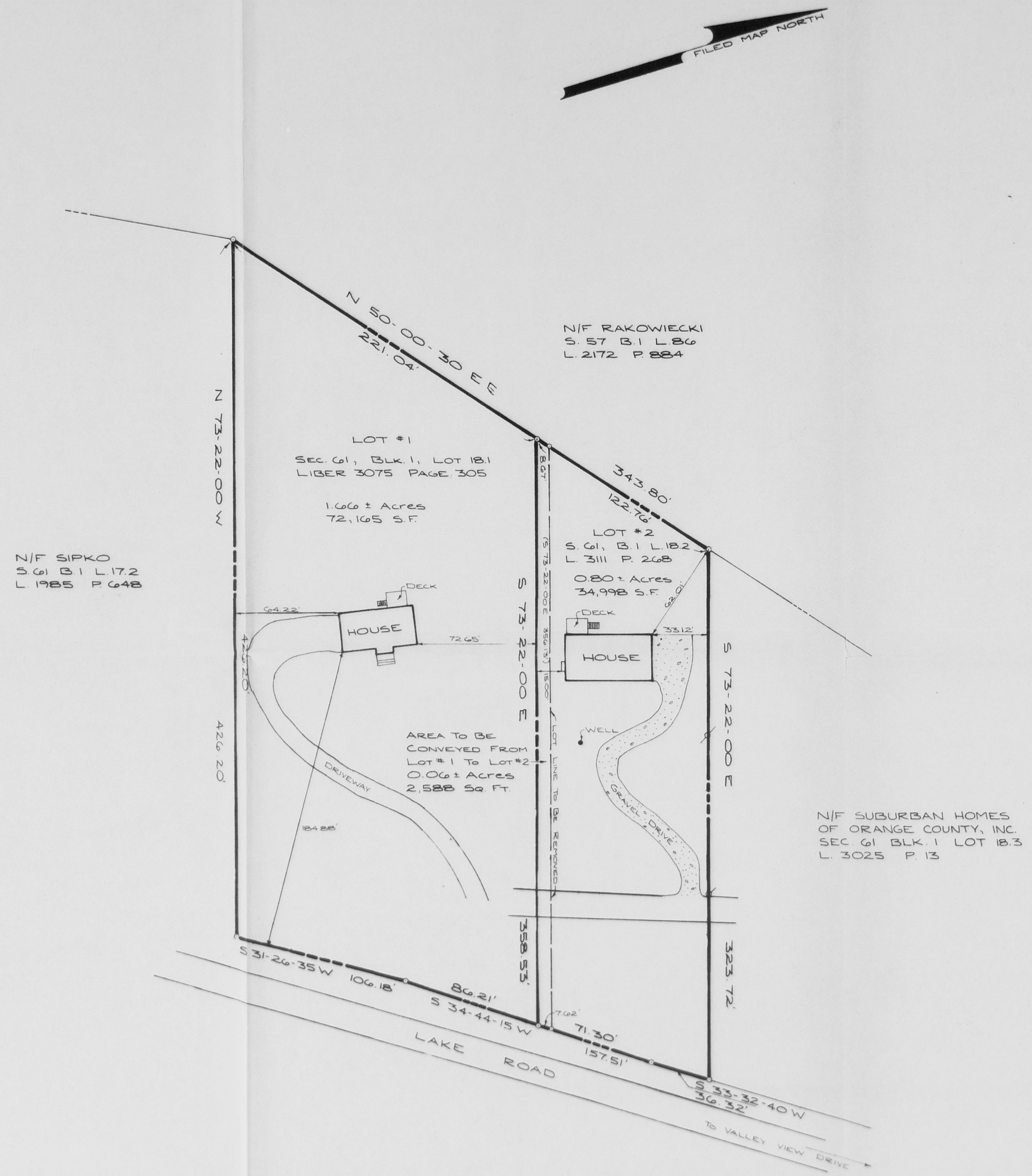
X

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

Not in Flood Hazard Areas

By: RLB



LOCATION MAP SCALE: 1" = 200' ±

ZONING REGULATIONS
 ZONE: R-4 - SUBURBAN RESIDENTIAL
 MINIMUM REQUIREMENTS
 LOT AREA 21,780 S.F.
 LOT WIDTH 100 FT.
 FRONT YARD 35 FT.
 SIDE YARD/BOTH 15/30 FT.
 REAR YARD 40 FT.
 ROAD FRONTAGE 60 FT.

TAX MAP DESIGNATION
 SECTION 61, BLOCK 1, LOTS 18.1, 18.2

REFERENCE:
 BEING LOTS #1 & #2 AS SHOWN ON A MAP ENTITLED "SUBDIVISION OF THE LANDS OF HERBERT J. & PATRICIA A. GOODWIN", FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 19, 1987 AS MAP #8595.

SEPTEMBER 21, 1989
 CERTIFIED TO
 SUBURBAN HOMES OF ORANGE COUNTY INC.
 TO BE A TRUE SURVEY PERFORMED IN THE FIELD ON AUGUST 30, 1988, AND THAT IT IS TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECT.

DANIEL P. YANOSH L.S.
 N.Y.S. LIC. # 49561

LOT LINE CHANGE APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 ON NOV 3 1992
 BY RONALD LANDER
 SECRETARY

DANIEL P. YANOSH L.S.
 NYS ROUTE 302 - PO BOX 320
 CIRCLEVILLE, NEW YORK 10919
 PHONE # (914) 361-4700
 FAX # (914) 361-4722

LOT LINE ADJUSTMENT
 FOR:
 SUBURBAN HOMES OF ORANGE CO.
 TOWN OF NEW WINDSOR
 ORANGE COUNTY, NEW YORK

DRAWN BY MH	CHECKED BY DPY	SCALE 1" = 40 FT	DATE SEPT 21, 89	JOB # 88-255
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